

DELEGATED REPORT

Report by Amanda

Date of report: 18/12/2024

Ref:71286/FUL

Uhunmwagho

Registration: 06/11/2024

LDfC: 03/12/2024

Expiry Date: 01/01/2025

Site Visit: 28/11/2024

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: N/A

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Partial demolition of existing garage at side and construction of single storey side and rear extension; raised patio to rear and replacement front porch

Location: 28 Polefield Road, Prestwich, Manchester, M25 2GN

Description

The application relates to a two storey semi-detached house with an attached garage to the side, and porch and ground floor bay window to the front. There is a driveway in front of the garage for one vehicle and a small garden area with a short red brick wall along the front boundary. At the rear there is a private garden with fences and planting to all boundaries. There is a garage belonging to no.30 located directly adjacent to the shared boundary with the rear garden.

The proposal is to partially demolish the garage to construct a single storey side/rear extension, as well as a front porch and raised patio area to the rear. At the front part of the existing garage would be retained. It would measure 2770mm wide x 2655mm long. To the rear of this section the extension would measure 1800mm wide x 8540mm long. At the rear it would project 3038mm from the original rear elevation and it would measure 9215mm wide. The roof would be flat and there would be three rooflights.

The walls of the extension would be red facing brick to match the existing at the front and around the corner with feature protruding red facing brick horizontal banding above fenestration to single-storey extension, composite vertical cladding in natural oak to front, side and rear elevations, engineering brick base to bottom two courses of single-storey extension and PPC pressed black aluminium coping. The roof would be single-ply membrane.

The windows would be black aluminium glazing to single-storey extension and the existing white uPVC windows to first and second floor will be wrapped in black vinyl to match colour of new glazing to ground floor. New doors to front and side elevations would have a natural oak finish to match proposed timber cladding and there would be black aluminium-framed glazed sliding doors to the rear.

Also to the rear there would be a new patio area measuring around 314mm high.

Relevant Planning History

N/A

Publicity

5 neighbours notified on 11/11/2024 - No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations
PfE	Places for Everyone

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the

exercise of its functions.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity -

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The existing property is a very traditional red brick, bay fronted house. The proposed extension would be a very modern addition to the building, with its flat roof, timber cladding and full length windows. However, overall the character of the existing building would be retained to the front and the proposed materials used in the finishing of the extension would compliment the existing property. There are different styles of properties along this section of Polefield Road. As such the design of the proposal is considered acceptable in this location.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- Separation distances to properties to the front and rear of the site would be acceptable in terms of SPD 6.
- At the rear the single storey would project 3038mm from the rear elevation adjacent to the shared boundary with the attached property and there would be no windows in the side elevation. The proposed projection would be acceptable in terms of SPD 6 and there have been no objections from the attached neighbour.
- On the north side the extension would project to a similar point as the rear of the extension at no.30 next door. This property has what appears to be a habitable room window to the side elevation facing the side elevation of the existing garage. Although the extension would project 3000mm to the rear of the house the side elevation would be pulled away from the shared boundary by around 970mm, as oppose to the existing garage which is built right up to the shared boundary. As such it is considered that the proposed extension would not have any more of an impact on this window than the existing garage does now, and it would not warrant refusal.
- The front porch would be built in the same position as the existing porch and it would not interfere with existing parking arrangements on site.
- The existing driveway would remain as it is to the front.
- At the rear the proposed patio would measure around 314mm from ground level. This would be marginally above what would be allowed as permitted development. It is considered that the new patio would not cause any significant harm in terms of residential amenity at either of the adjacent properties and gardens.
- The drawings show that all of the development would be within the site boundaries.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Parking -

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the existing driveway. There is also on street parking available.

Statement in accordance with Article 35(2) Town and Country Planning (Development

Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 0290_00_100, 0290_00_101, 0290_00_102, 0290_00_105, 0290_00_200, 0290_20_100, 0290_20_200, 0290_20_201, 0290_20_202, 0290_21_200 Rev A and 0290_80_801 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be;
 - **Walls** - Red facing brick to match existing to front, and around corner elevations, feature protruding red facing brick horizontal banding above fenestration to single-storey extension, composite vertical cladding in natural oak to front, side and rear elevations of proposed single-storey extension, engineering brick base to bottom two courses of single-storey extension and PPC pressed black aluminium coping.
 - **Roof** - Single-ply membrane to flat-roof side and rear extension, and to section of garage retained.
 - **Windows** - Black aluminium glazing to single-storey extension. Existing white uPVC windows to first and second floor wrapped in black vinyl to match colour of new glazing to ground floor.
 - **Doors** - Natural oak finish to new doors to front and side elevations to match proposed timber cladding. Black aluminium-framed glazed sliding door to rear.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

<u>Case Officer</u> AU - 18/12/2024	<u>Date</u>	<u>Sign off Officer</u> HL - 19/12/2024	<u>Date</u>
--	-------------	--	-------------